

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
January 24, 2006
7:00 P.M.**

1. CALL TO ORDER

Vice Chairman Zwerg called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members Present: Boardmember Rioux, Boardmember Hawley, Boardmember Kempiaik, Vice Chairman Zwerg, and Boardmember Jimenez. Alternate Boardmember Richardson and Alternate Boardmember Stafford also served on the Board. Council Liaison Vice Mayor Urwiller was present.

Member Absent: Chairperson Napolitano and Boardmember Wrublik

Departments Present: Town Manager Carroll Reynolds, Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Chief Scott Rounds and Assistant Fire Chief Bob Costello, and Town Engineers Woody Scoutten and Scott Ziprich.

3. APPROVAL OF MINUTES FROM JANUARY 10, 2006 REGULAR MEETING

Motion made by Boardmember Rioux and seconded by Boardmember Jimenez to approve the January 10, 2006 minutes with the correction to the spelling of "Schmaltz", listing Alternate Boardmember Stafford as present, and title change of Bob Costello to "Assistant Fire Chief". Motion passed unanimously.

4. OLD BUSINESS

None

5. NEW BUSINESS

5A. Annexation of Tartesso Additional Acres-A05-40

Steve Earl was available to answer the Board's questions. A Public Hearing was opened at 7:06 p.m. to hear citizen input on the proposed annexation. There being no comment from the public the hearing was closed at 7:06 p.m. Motion made by Boardmember Hawley and seconded by Boardmember Stafford to approve the annexation of additional 20± acres from Maricopa County to the Town of Buckeye, and within the Tartesso Master Planned Community, generally located southeast of Van Buren St. and Turner Road. Motion passed unanimously.

5B. Rezoning of Village at Sundance-RZ05-44

Phillipe Zubia and Planner Quinn Newton were available to answer the Board's questions. Boardmember Jimenez is concerned about schools being built; this will be discussed later in the planning phase. A Public Hearing was opened at 7:09 p.m. to hear citizen input on the proposed rezoning. There being no comment from the public the hearing was closed at 7:09 p.m. The Board voiced concern about the limited access to the property. Motion made by Boardmember Hawley and seconded by Boardmember Richardson to approve the rezoning of 54± acres from Commercial Center (CC) to Planned Residential (PR) located at the southeast corner of Yuma Road and 247th Avenue. Motion passed unanimously.

5C. Tartesso Area Plan Amendment-AP05-08

Steve Earl was available to answer the Board's questions. A Public Hearing was opened at 7:26 p.m. to hear citizen input on the proposed annexation. There being no comment from the public the hearing was closed at 7:26 p.m. Boardmembers were concerned about having enough public safety buildings. Planner Alan Como reported that the Town Planning Staff recommends approval. Town Engineer Woody Scoutten told the Board that the traffic issues would be addressed later in the development process. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the area plan for an additional 362 ± acres in the Tartesso Master Planned Community, generally located southeast of Van Buren St. and Sun Valley Parkway; and southeast of Van Buren St. and Turner Rd. with Stipulation 5). to state "The design specifications for Van Burn Street shall be determined at the final site approval in accordance with an approved traffic study", and Stipulation 6). to state " The location and classification of the entrance of the Tartesso Town Center shall be determined at the time of final site plan approval in accordance with an approved traffic study". Motion passed unanimously.

5D. Sun City Festival Mechanical Equipment Amendment-CMP(A)05-10

Steve Koonswiler representing Pulte Homes was available to answer the Board's questions and told the Board that this would be a fenceless community except for pools as required by law. A Public Hearing was opened at 7:40 p.m. to hear citizen input about the proposed amendment. There being no comment from the public the hearing was closed at 7:40 p.m. Planner Adam Zaklikowski reported that Staff recommends approval. Motion made by Boardmember Hawley and seconded by Boardmember Rioux to approve a major amendment to the Festival Ranch Community Master Plan to allow for mechanical equipment, such as air conditioning units, to be placed in a 5' side setback. Motion passed unanimously.

5E. Tesota Hills Community Master Plan Amendment-CMP(A)05-05

Steve Earl highlighted the Master Plan of Tesota Hills. Planner Ian Dowdy was available to answer the Board's questions. A Public Hearing was opened at 7:51 p.m. to hear citizen input on the proposed amendment. There being no comment from the public the hearing was closed at 7:51 p.m. Motion made by Boardmember Hawley and seconded by Boardmember Kempiake to approve a major amendment to the Tesota Hills Community Master Plan which is located between the McDowell Road and Thomas Road alignments and ½ mile on each side of the Dean Road alignment with Stipulation 29). to read "The ½ street McDowell Road improvements and the adjacent grading to be constructed by this project shall be designed to accommodate the future crossing of the flood retarding structure. The Developer shall provide the conceptual design for the future crossing of the FRS to meet the requirements of the Town, County and Flood Control District", the last sentence in Stipulation 33). to read "This project shall pay for one quarter of the future potential traffic signal for the McDowell Road and Dean Road intersection", and Stipulation 37). to include "The Developer shall design the ultimate full street drainage improvements but shall only be responsible for the construction of the ½ width it has control over". Motion passed unanimously.

5F. Sun Valley South Community Master Plan Amendment-CMP(A)05-04

Steve Earl was available to answer the Board's questions. A Public Hearing was opened at 8:03 p.m. to hear citizen input on the proposed amendment. Alan Swathager, who owns land surrounding the development, was concerned about having access to his property. Mr. Swathager was assured that he would not be denied access to his property. There being no further comment from the public the hearing was closed at 8:19 p.m. Motion made by Boardmember Rioux and seconded by Boardmember Richardson to approve a major amendment to the Sun Valley South Community Master Plan located approximately between Johnson Road on the west and Oglesby Road on the east and from Northern Avenue on the north to approximately Bethany Home Road on the south with an amendment to Stipulation 10). to include "and as amended December, 2005, Stipulation 34). to read "Applicant shall work with staff to determine the final alignment of Glendale Avenue at Johnson Road ", Stipulation 35). to read "Wastewater generation for all no-age restricted housing shall be based on approved Wastewater Master Plan", Stipulation 40). to read "Each village shall provide a public facilities plan for inclusion into their respective development agreements prior to final adoption of the CMP Amendment" and Stipulation 41). to read " The applicant shall work with the Town and the property owners neighboring the southeast corner of Parcel 23 to insure legal access rights to such property owners. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD

None

8. COMMENTS FROM THE DEVELOPMENT BOARD

Boardmember Kempiake-Requested workshop regarding Design Standard Guidelines.

Boardmember Wrublik-Absent

Vice Chairman Zwerg-None

Chairman Napolitano-Absent

Boardmember Rioux-.Commended Community Development for their hard work.

Boardmember Jimenez-None

Boardmember Hawley-None

Alternate Boardmember Richardson-Commended Community Development Department.

Alternate Boardmember Stafford-None

9. REPORTS FROM STAFF

Bob Bushfield highlighted the monthly report and was pleased with the acknowledgement for the Board.

10. ADJOURNMENT

Motion made by Boardmember Rioux and seconded by Boardmember Hawley to adjourn the meeting at 8:49 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 17th day of January 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk